

**ORDINANCE NUMBER O-_____ (NEW SERIES)
ADOPTED ON _____**

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 0.29 ACRES LOCATED AT 4527 and 4545-4547 FANUEL STREET, WITHIN THE PACIFIC BEACH COMMUNITY PLANNING AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM THE CO-1-2 ZONE INTO THE CC-3-4 ZONE, AS DEFINED BY SAN DIEGO MUNICIPAL CODE SECTION 131.0507; AND REPEALING ORDINANCE NO. 10364(NEW SERIES), EFFECTIVE DECEMBER 7, 1970, OF THE ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICTS HEREWITH.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That 0.29 acres located at 4527 and 4545-4547 Fanuel Street, in the Pacific Beach Community Plan area, in the City of San Diego, California, as shown on Zone Map Drawing No. B-4147, filed in the office of the City Clerk as Document No.OO-_____, be and is hereby incorporated into the CC-3-4 zone, as the zone is described and defined by San Diego Municipal Code Section 131.0507.

Section 2. That the project site is legally described as Parcels 1 and 2 of Parcel Map No. 00397, also referenced as Lots 1 through 4 in Block 199 of Pacific Beach, according to the maps thereof Nos 697 and 854.

Section 3. That prior Ordinance No. 10364 (New Series), effective December 7, 1970, of the City of San Diego be, and is hereby repealed insofar as the same conflict herewith.

Section 4. That the subject property is located in the Coastal Zone, therefore the City Council's decision requires amending the City's Local Coastal Program. As a result, this rezone will not become effective in the Coastal Zone until the Coastal Commission unconditionally certifies the Local Coastal Program amendment.

Section 4. This ordinance shall take effect and be in force only after the Coastal Commission unconditionally certifies the Local Coastal Program amendment, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: CASEY GWINN, City Attorney

By

Richard A. Duvernay
Deputy City Attorney